

**NOTICE  
TO BUYER AND SELLER  
READ THIS NOTICE BEFORE SIGNING THE CONTRACT**

The Law requires real estate brokers to give you the following information before you sign this contract. It requires us to tell you that you must read all of it before you sign. The purpose is to help you in this purchase or sale.

- 1) As a real estate broker, I represent: ☐ the seller, not the buyer; ☒ the buyer, not the seller;  
☐ both the seller and the buyer; ☐ neither the seller nor the buyer.  
The title company does not represent either the seller or the buyer.

2) You will not get any legal advice unless you have your own lawyer. Neither I nor anyone from the title company can give legal advice to either the buyer or the seller. If you do not hire a lawyer, no one will represent you in legal matters now or at the closing. Neither I nor the title company will represent you in those matters.

3) The contract is the most important part of the transaction. It determines your rights, risks, and obligations. Signing the contract is a big step. A lawyer would review the contract, help you to understand it, and to negotiate its terms.

4) The contract becomes final and binding unless your lawyer cancels it within the following three business days. If you do not have a lawyer, you cannot change or cancel the contract unless the other party agrees. Neither can the real estate broker nor the title insurance company change the contract.

5) Another important service of a lawyer is to order a survey, title report, or other important reports. The lawyer will review them and help to resolve any questions that may arise about the ownership and condition of the property. These reports and survey can cost you a lot of money. A lawyer will also prepare the documents needed to close title and represent you at the closing.

6) A buyer without a lawyer runs special risks. Only a lawyer can advise a buyer about what to do if problems arise concerning the purchase of this property. The problems may be about the seller's title, the size and shape of the property, or other matters that may affect the value of the property. If either the broker or the title company knows about the problems, they should tell you. But they may not recognize the problem, see it from your point of view, or know what to do. Ordinarily, the broker and the title company have an interest in seeing that the sale is completed, because only then do they usually receive their commissions. So, their interests may differ from yours.

7) Whether you retain a lawyer is up to you. It is your decision. The purpose of this notice is to make sure that you have the information needed to make your decision.

*Steven Devincent* *4/22/18*  
SELLER DATE  
**Steven Devincent**

\_\_\_\_\_  
SELLER DATE  
**Sandra Devincent**

\_\_\_\_\_  
SELLER DATE

*Patricia Abralder* *4/22/18*  
Listing Broker  
**Patricia Abralder**

*Chevon Matthews* *04/19/2018 1:07:15*  
BUYER DATE  
**Chevon Matthews**

*Michael Matthews* *04/19/2018 17:20:18*  
BUYER DATE  
**Michael Matthews**

\_\_\_\_\_  
BUYER DATE

*Jaime Antrim* *04/19/2018 05:45 PM GMT*  
Selling Broker  
**Jaime Antrim**

Prepared by: **Jaime Antrim**

\_\_\_\_\_  
Name of Real Estate Licensee



STATEWIDE NEW JERSEY REALTORS® STANDARD FORM  
OF REAL ESTATE SALES CONTRACT

©2016 New Jersey REALTORS®, Inc.  
THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR-FAMILY RESIDENTIAL PROPERTY  
OR VACANT ONE-FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS  
PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS.  
DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE  
CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

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1. PARTIES AND PROPERTY DESCRIPTION:

Chevon Matthews ("Buyer"), Michael Matthews ("Buyer"),  
\_\_\_\_\_, ("Buyer"), \_\_\_\_\_, ("Buyer"),

whose address is/are 339 Overbrook Lane, Marlton, NJ

AGREES TO PURCHASE FROM

Steven Devincent ("Seller"), Sandra Devincent ("Seller"),  
\_\_\_\_\_, ("Seller"), \_\_\_\_\_, ("Seller"),

whose address is/are 16 Palmetto Avenue, Marlton, NJ 08053

THROUGH THE BROKER(S) NAMED IN THIS CONTRACT AT THE PRICE AND TERMS STATED BELOW, THE  
FOLLOWING PROPERTY:

Property Address: 16 Palmetto Avenue, Marlton, NJ 08053

shown on the municipal tax map of Evesham Twp. County Burlington

as Block 00013 39 Lot 00017 (the "Property").

THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. PURCHASE PRICE:

TOTAL PURCHASE PRICE .....	\$ 279,000.00
INITIAL DEPOSIT .....	\$ 2,000.00
ADDITIONAL DEPOSIT .....	\$
MORTGAGE .....	\$ 270,630.00
BALANCE OF PURCHASE PRICE .....	\$ 6,370.00



3. MANNER OF PAYMENT:

(A) INITIAL DEPOSIT to be paid by Buyer to ☒ Listing Broker ☐ Participating Broker ☐ Buyer's Attorney ☐ Title Company  
☐ Other \_\_\_\_\_, on or before \_\_\_\_\_ (date) (if left blank, then within five (5)  
business days after the fully signed Contract has been delivered to both Buyer and the Seller).

(B) ADDITIONAL DEPOSIT to be paid by Buyer to the party who will be responsible for holding the escrow who is identified below  
on or before 4/24/18 (date) (if left blank, then within ten (10) calendar days after the fully signed Contract has been  
delivered to both the Buyer and the Seller).

(C) ESCROW: All initial and additional deposit monies paid by Buyer shall be held in escrow in the NON-INTEREST  
BEARING TRUST ACCOUNT of Weichert Realtors, ("Escrowee"), until the Closing, at which time all  
monies shall be paid over to Seller. The deposit monies shall not be paid over to Seller prior to the Closing, unless otherwise agreed  
in writing by both Buyer and Seller. If Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may  
place the deposit monies in Court requesting the Court to resolve the dispute.

(D) IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE:

If payment of the purchase price requires a mortgage loan other than by Seller or other than assumption of Seller's mortgage,  
Buyer shall apply for the loan through any lending institution of Buyer's choice in writing on lender's standard form within ten (10)  
calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the  
Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract,  
and use best efforts to obtain it. Buyer shall supply all necessary information and fees required by the proposed lender and shall authorize  
the lender to communicate with the real estate brokers(s) and involved attorney(s). Buyer shall obtain a written commitment from the  
lending institution to make a loan on the property under the following terms:

Principal Amount \$ 270,630.00 Type of Mortgage: ☐ VA ☒ FHA ☐ Conventional ☐ Other \_\_\_\_\_  
Term of Mortgage: 30 years, with monthly payments based on a 30 year payment schedule.

The written mortgage commitment must be delivered to Seller's agent, who is the Listing Broker identified in Section 30, and Seller's  
attorney, if applicable, no later than June 4, 2018 (date)(if left blank, then within thirty (30) calendar days after  
the attorney-review period is completed, or if this Contract is timely disapproved by an attorney as provided in the Attorney-Review  
Clause Section of this Contract, then within thirty (30) calendar days after the parties agree to the terms of this Contract). Thereafter,  
if Buyer has not obtained the commitment, then either Buyer or Seller may void this Contract by written notice to the other party and  
Broker(s) within ten (10) calendar days of the commitment date or any extension of the commitment date, whichever is later. If this  
Contract is voided, the deposit monies paid by Buyer shall be returned to Buyer notwithstanding any other provision in this Contract,  
provided, however, if Seller alleges in writing to Escrowee within said ten (10) calendar days of the commitment date or any extension of  
the commitment date, whichever is later, that the failure to obtain the mortgage commitment is the result of Buyer's bad faith, negligence,  
intentional conduct or failure to diligently pursue the mortgage application, then Escrowee shall not return the deposit monies to Buyer  
without the written authorization of Seller.

(E) BALANCE OF PURCHASE PRICE: The balance of the purchase price shall be paid by Buyer in cash, or by certified, cashier's  
check or trust account check.

Payment of the balance of the purchase price by Buyer shall be made at the closing, which will take place on June 18, 2018  
(date) at the office of Buyer's closing agent or such other place as Seller  
and Buyer may agree ("the Closing").

4. SUFFICIENT ASSETS:

Buyer represents that Buyer has or will have as of the Closing, all necessary cash assets, together with the mortgage loan proceeds, to  
complete the Closing. Should Buyer not have sufficient cash assets at the Closing, Buyer will be in breach of this Contract and Seller shall  
be entitled to any remedies as provided by law.

5. ACCURATE DISCLOSURE OF SELLING PRICE:

Buyer and Seller certify that this Contract accurately reflects the gross sale price as indicated in Section 2 of this Contract. Buyer and  
Seller understand and agree that this information shall be disclosed to the Internal Revenue Service and other governmental agencies as  
required by law.

6. ITEMS INCLUDED IN SALE:

The Property includes all fixtures permanently attached to the building(s), and all shrubbery, plantings and fencing, gas and electric  
fixtures, cooking ranges and ovens, hot water heaters, flooring, screens, storm sashes, shades, blinds, awnings, radiator covers, heating  
apparatus and sump pumps, if any, except where owned by tenants, are included in this sale. All of the appliances shall be in working

order as of the Closing. Seller does not guarantee the condition of the appliances after the Deed and affidavit of title have been delivered to Buyer at the Closing. The following items are also specifically included (If reference is made to the MLS Sheet and/or any other document, then the document(s) referenced should be attached.):

**All light fixtures, window treatments, washer, dryer and all kitchen appliances.**

**7. ITEMS EXCLUDED FROM SALE: (If reference is made to the MLS Sheet and/or any other document, then the document(s) referenced should be attached.):**

**All personal belongings.**

**8. DATES AND TIMES FOR PERFORMANCE:**

Seller and Buyer agree that all dates and times included in this Contract are of the essence. This means that Seller and Buyer must satisfy the terms of this Contract within the time limits that are set in this Contract or will be in default, except as otherwise provided in this Contract or required by applicable law, including but not limited to if the Closing has to be delayed either because a lender does not timely provide documents through no fault of Buyer or Seller or for three (3) business days because of the change of terms as required by the Consumer Financial Protection Bureau.

**(A) Additional documents from lenders or other property owners:**

If a lender or other property owner requires that any addendum or other document be signed for a property it owns in connection with this Contract, "final execution date," "acknowledgement date," or similar language that sets the time period for the completion of any conditions or contingencies, including but not limited to inspections and financing, shall mean that the time will begin to run after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then from the date the parties agree to the terms of this Contract.

**9. CERTIFICATE OF OCCUPANCY AND ZONING COMPLIANCE:**

Seller makes no representations concerning existing zoning ordinances, except that Seller's use of the Property is not presently in violation of any zoning ordinances.

Some municipalities may require a Certificate of Occupancy or Housing Code Letter to be issued. If any is required for this Property, Seller shall obtain it at Seller's expense and provide to Buyer prior to Closing and shall be responsible to make and pay for any repairs required in order to obtain the Certificate or Letter. However, if this expense exceeds \$ 250.00 (if left blank, then 1.5% of the purchase price) to Seller, then Seller may terminate this Contract and refund to Buyer all deposit monies plus Buyer's reasonable expenses, if any, in connection with this transaction unless Buyer elects to make repairs in excess of said amount at Buyer's expense, in which event Seller shall not have the right to terminate this Contract. In addition, Seller shall comply with all New Jersey laws, and local ordinances, including but not limited to smoke detectors, carbon monoxide detectors, fire extinguishers and indoor sprinklers, the cost of which shall be paid by Seller and not be considered as a repair cost.

**10. MUNICIPAL ASSESSMENTS:** (Seller represents that Seller ☐ has ☒ has not been notified of any such municipal assessments as explained in this Section.)

Title shall be free and clear of all assessments for municipal improvements, including but not limited to municipal liens, as well as assessments and liabilities for future assessments for improvements constructed and completed. All confirmed assessments and all unconfirmed assessments that have been or may be imposed by the municipality for improvements that have been completed as of the Closing are to be paid in full by Seller or credited to Buyer at the Closing. A confirmed assessment is a lien against the Property. An unconfirmed assessment is a potential lien that, when approved by the appropriate governmental entity, will become a legal claim against the Property.

**11. QUALITY AND INSURABILITY OF TITLE:**

At the Closing, Seller shall deliver a duly executed Bargain and Sale Deed with Covenant as to Grantor's Acts or other Deed satisfactory to Buyer. Title to the Property will be free from all claims or rights of others, except as described in this Section and Section 12, of this Contract. The Deed shall contain the full legal description of the Property.

This sale will be subject to utility and other easements and restrictions of record, if any, and such state of facts as an accurate survey might disclose, provided such easement or restriction does not unreasonably limit the use of the Property. Generally, an easement is a right of a person other than the owner of property to use a portion of the property for a special purpose. A restriction is a recorded limitation on the manner in which a property owner may use the property. Buyer does not have to complete the purchase, however, if any easement, restriction or facts disclosed by an accurate survey would substantially interfere with the use of the Property for residential purposes. A violation of any restriction shall not be a reason for Buyer refusing to complete the Closing as long as the title company insures Buyer against loss at regular rates. The sale also will be made subject to applicable zoning ordinances, provided that the ordinances do not render title unmarketable.

Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do business in New Jersey, subject only to the claims and rights described in this section and Section 12. Buyer agrees to order a title insurance commitment (title search) and survey, if required by Buyer's lender, title company or the municipality where the Property is located, and to furnish copies to Seller. If Seller's title contains any exceptions other than as set forth in this section, Buyer shall notify Seller and Seller shall have thirty (30) calendar days within which to eliminate those exceptions. Seller represents, to the best of Seller's knowledge, that there are no restrictions in any conveyance or plans of record that will prohibit use and/or occupancy of the Property as a Single family residential dwelling. Seller represents that all buildings and other improvements on the Property are within its boundary lines and that no improvements on adjoining properties extend across boundary lines of the Property.

If Seller is unable to transfer the quality of title required and Buyer and Seller are unable to agree upon a reduction of the purchase price, Buyer shall have the option to either void this Contract, in which case the monies paid by Buyer toward the purchase price shall be returned to Buyer, together with the actual costs of the title search and the survey and the mortgage application fees in preparing for the Closing without further liability to Seller, or to proceed with the Closing without any reduction of the purchase price.

## 12. POSSESSION, OCCUPANCY AND TENANCIES:

### (A) Possession and Occupancy.

Possession and occupancy will be given to Buyer at the Closing. Buyer shall be entitled to possession of the Property, and any rents or profits from the Property, immediately upon the delivery of the Deed and the Closing. Seller shall pay off any person with a claim or right affecting the Property from the proceeds of this sale at or before the Closing.

### (B) Tenancies. ☐ Applicable ☒ Not Applicable

Occupancy will be subject to the tenancies listed below as of Closing. Seller represents that the tenancies are not in violation of any existing Municipal, County, State or Federal rules, regulations or laws. Seller agrees to transfer all security deposits to Buyer at the Closing and to provide to Brokers and Buyer a copy of all leases concerning the tenancies, if any, along with this Contract when it is signed by Seller. Seller represents that such leases can be assigned and that Seller will assign said leases, and Buyer agrees to accept title subject to these leases.

TENANT'S NAME	LOCATION	RENT	SECURITY DEPOSIT	TERM
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## 13. LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD: (This section is applicable only to all dwellings built prior to 1978.) ☒ Applicable ☐ Not Applicable

### (A) Document Acknowledgement.

Buyer acknowledges receipt of the EPA pamphlet entitled "Protect Your Family From Lead In Your Home." Moreover, a copy of a document entitled "Disclosure of Information and Acknowledgement Lead-Based Paint and Lead-Based Paint Hazards" has been fully completed and signed by Buyer, Seller and Broker(s) and is appended to" and made a part of this Contract.

### (B) Lead Warning Statement.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### (C) Inspection.

The law requires that, unless Buyer and Seller agree to a longer or shorter period, Seller must allow Buyer a ten (10) day period within which to complete an inspection and/or risk assessment of the Property as set forth in the next paragraph. Buyer, however, has the right to waive this requirement in its entirety.

This Contract is contingent upon an inspection and/or risk assessment (the "Inspection") of the Property by a certified inspector/risk assessor for the presence of lead-based paint and/or lead-based paint hazards. The Inspection shall be ordered and obtained by Buyer at Buyer's expense within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) days after the parties agree to the terms in this Contract ("Completion Date"). If the Inspection indicates that no lead-based paint or lead-based paint hazard is present at the Property, this contingency clause shall be deemed null and void. If the Inspection indicates that lead-based paint or lead-based paint hazard is present at the Property, this contingency clause will terminate at the time set forth above unless, within five (5) business days from the Completion Date, Buyer delivers a copy of the inspection and/or risk assessment report to Seller and Brokers and (1) advises Seller and Brokers, in writing that Buyer is voiding this Contract; or (2) delivers to Seller and Brokers a written amendment (the "Amendment")



to this Contract listing the specific existing deficiencies and corrections required by Buyer. The Amendment shall provide that Seller agrees to (a) correct the deficiencies; and (b) furnish Buyer with a certification from a certified inspector/risk assessor that the deficiencies have been corrected, before the Closing. Seller shall have \_\_\_\_\_ (if left blank, then 3) business days after receipt of the Amendment to sign and return it to Buyer or send a written counter-proposal to Buyer. If Seller does not sign and return the Amendment or fails to offer a counter-proposal, this Contract shall be null and void. If Seller offers a counter-proposal, Buyer shall have \_\_\_\_\_ (if left blank, then 3) business days after receipt of the counter-proposal to accept it. If Buyer fails to accept the counter-proposal within the time limit provided, this Contract shall be null and void.

**14. POINT-OF-ENTRY TREATMENT ("POET") SYSTEMS:** ☐ Applicable ☒ Not Applicable

A point-of-entry treatment ("POET") system is a type of water treatment system used to remove contaminants from the water entering a structure from a potable well, usually through a filtration process. Seller represents that a POET system has been installed to an existing well on the Property and the POET system was installed and/or maintained using funds received from the New Jersey Spill Compensation Fund Claims Program, N.J.S.A. 58:10-23.11, et seq. The Buyer understands that Buyer will not be eligible to receive any such funds for the continued maintenance of the POET system. Pursuant to N.J.A.C. 7:1J-2.5(c), Seller agrees to notify the Department of Environmental Protection within thirty (30) calendar days of executing this Contract that the Property is to be sold.

**15. CESSPOOL REQUIREMENTS:** ☐ Applicable ☒ Not Applicable

(This section is applicable if the Property has a cesspool, except in certain limited circumstances set forth in N.J.A.C. 7:9A-3.16.) Pursuant to New Jersey's Standards for Individual Subsurface Sewage Disposal Systems, N.J.A.C. 7:9A (the "Standards"), if this Contract is for the sale of real property at which any cesspool, privy, outhouse, latrine or pit toilet (collectively "Cesspool") is located, the Cesspool must be abandoned and replaced with an individual subsurface sewage disposal system at or before the time of the real property transfer, except in limited circumstances.

(A) Seller represents to Buyer that ☐ no Cesspool is located at or on the Property, or ☐ one or more Cesspools are located at or on the Property. [If there are one or more Cesspools, then also check EITHER Box 1 or 2 below.]

1. ☐ Seller agrees that, prior to the Closing and at its sole cost and expense, Seller shall abandon and replace any and all Cesspools located at or on the Property and replace such Cesspools with an individual subsurface sewage disposal system ("System") meeting all the requirements of the Standards. At or prior to the Closing, Seller shall deliver to Buyer a certificate of compliance ("Certificate of Compliance") issued by the administrative authority ("Administrative Authority") (as those terms are defined in N.J.A.C. 7:9A-2.1) with respect to the System. Notwithstanding the foregoing, if the Administrative Authority determines that a fully compliant system cannot be installed at the Property, then Seller shall notify Buyer in writing within three (3) business days of its receipt of the Administrative Authority's determination of its intent to install either a nonconforming System or a permanent holding tank, as determined by the Administrative Authority ("Alternate System"), and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of receipt of the notice from Seller. If Buyer fails to timely void this Contract, Buyer shall have waived its right to cancel this Contract under this paragraph, and Seller shall install the Alternate System and, at or prior to the Closing, deliver to Buyer such Certificate of Compliance or other evidence of approval of the Alternate System as may be issued by the Administrative Authority. The delivery of said Certificate of Compliance or other evidence of approval shall be a condition precedent to the Closing; or

2. ☐ Buyer agrees that, at its sole cost and expense, Buyer shall take all actions necessary to abandon and replace any and all Cesspools located at or on the Property and replace such Cesspools with a System meeting all the requirements of the Standards or an Alternate System. Buyer shall indemnify and hold Seller harmless for any and all costs, damages, claims, fines, penalties and assessments (including but not limited to reasonable attorneys' and experts' fees) arising from Buyer's violation of this paragraph. This paragraph shall survive the Closing.

(B) If prior to the Closing, either Buyer or Seller becomes aware of any Cesspool at or on the Property that was not disclosed by Seller at or prior to execution of this Contract, the party with knowledge of the newly identified Cesspool shall promptly, but in no event later than three (3) business days after receipt of such knowledge, advise the other party of the newly identified Cesspool in writing. In such event, the parties in good faith shall agree, no later than seven (7) business days after sending or receiving the written notice of the newly identified Cesspool, or the day preceding the scheduled Closing, whichever is sooner, to proceed pursuant to subsection (A) 1 or 2 above or such other agreement as satisfies the Standards, or either party may terminate this Contract.

**16. INSPECTION CONTINGENCY CLAUSE:**

**(A) Responsibilities of Home Ownership.**

Buyer and Seller acknowledge and agree that, because the purchase of a home is one of the most significant investments a person can make in a lifetime, all aspects of this transaction require considerable analysis and investigation by Buyer before closing title to the Property. While Brokers and salespersons who are involved in this transaction are trained as licensees under the New Jersey Licensing Act they readily acknowledge that they have had no special training or experience with respect to the complexities pertaining to the multitude of structural, topographical and environmental components of this Property. For example, and not by way of limitation, Brokers and salespersons have no special training, knowledge or experience with regard to discovering and/or evaluating physical defects, including

structural defects, roof, basement, mechanical equipment, such as heating, air conditioning, and electrical systems, sewage, plumbing, exterior drainage, termite, and other types of insect infestation or damage caused by such infestation. Moreover, Brokers and salespersons similarly have no special training, knowledge or experience with regard to evaluation of possible environmental conditions which might affect the Property pertaining to the dwelling, such as the existence of radon gas, formaldehyde gas, airborne asbestos fibers, toxic chemicals, underground storage tanks, lead, mold or other pollutants in the soil, air or water.

**(B) Radon Testing, Reports and Mitigation.**

(Radon is a radioactive gas which results from the natural breakdown of uranium in soil, rock and water. It has been found in homes all over the United States and is a carcinogen. For more information on radon, go to [www.epa.gov/radon/pubs/citguide.html](http://www.epa.gov/radon/pubs/citguide.html) and [www.nj.gov/dep/rpp/radon](http://www.nj.gov/dep/rpp/radon) or call the NJ Radon Hot Line at 800-648-0394 or 609-984-5425.)

If the Property has been tested for radon prior to the date of this Contract, Seller agrees to provide to Buyer, at the time of the execution of this Contract, a copy of the result of the radon test(s) and evidence of any subsequent radon mitigation or treatment of the Property. In any event, Buyer shall have the right to conduct a radon inspection/test as provided and subject to the conditions set forth in paragraph (D) below. If any test results furnished or obtained by Buyer indicate a concentration level of 4 picocuries per liter (4.0 pCi/L) or more in the subject dwelling, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of the receipt of any such report. For the purposes of this Section 16, Seller and Buyer agree that, in the event a radon gas concentration level in the subject dwelling is determined to be less than 4 picocuries per liter (4.0 pCi/L) without any remediation, such level of radon gas concentration shall be deemed to be an acceptable level ("Acceptable Level") for the purposes of this Contract. Under those circumstances, Seller shall be under no obligation to remediate, and this contingency clause as it relates to radon shall be deemed fully satisfied.

If Buyer's qualified inspector reports that the radon gas concentration level in the subject dwelling is four picocuries per liter (4.0 pCi/L) or more, Seller shall have a seven (7) business day period after receipt of such report to notify Buyer in writing that Seller agrees to remediate the gas concentration to an Acceptable Level (unless Buyer has voided this Contract as provided in the preceding paragraph). Upon such remediation, the contingency in this Contract which relates to radon shall be deemed fully satisfied. If Seller fails to notify Buyer of Seller's agreement to so remediate, such failure to so notify shall be deemed to be a refusal by Seller to remediate the radon level to an Acceptable Level, and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) calendar days thereafter. If Buyer fails to void this Contract within the seven (7) day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force and effect, and Seller shall be under no obligation to remediate the radon gas concentration. If Seller agrees to remediate the radon to an Acceptable Level, such remediation and associated testing shall be completed by Seller prior to the Closing.

**(C) Infestation and/or Damage By Wood Boring Insects.**

Buyer, shall have the right to have the Property inspected by a licensed exterminating company of Buyer's choice, for the purpose of determining if the Property is free from infestation and damage from termites or other wood destroying insects. If Buyer chooses to make this inspection, Buyer shall pay for the inspection unless Buyer's lender prohibits Buyer from paying, in which case Seller shall pay. The inspection must be completed and written reports must be furnished to Seller and Broker(s) within \_\_\_\_\_ (if left blank, then 14) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within \_\_\_\_\_ (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. This report shall state the nature and extent of any infestation and/or damage and the full cost of treatment for any infestation. Seller agrees to treat any infestation and cure any damage at Seller's expense prior to Closing, provided however, if the cost to cure exceeds 1% of the purchase price of the Property, then either party may void this Contract provided they do so within \_\_\_\_\_ (if left blank, then 7) business days after the report has been delivered to Seller and Brokers. If Buyer and Seller are unable to agree upon who will pay for the cost to cure and neither party timely voids this Contract, then Buyer will be deemed to have waived its right to terminate this Contract and will bear the cost to cure that is over 1% of the purchase price, with Seller bearing the cost that is under 1% of the purchase price.

**(D) Buyer's Right to Inspections.**

Buyer acknowledges that the Property is being sold in an "as is" condition and that this Contract is entered into based upon the knowledge of Buyer as to the value of the land and whatever buildings are upon the Property, and not on any representation made by Seller, Brokers or their agents as to character or quality of the Property. Therefore, Buyer, at Buyer's sole cost and expense, is granted the right to have the dwelling and all other aspects of the Property, inspected and evaluated by "qualified inspectors" (as the term is defined in subsection G below) for the purpose of determining the existence of any physical defects or environmental conditions such as outlined above. If Buyer chooses to make inspections referred to in this paragraph, such inspections must be completed, and written reports including a list of repairs Buyer is requesting must be furnished to Seller and Brokers within \_\_\_\_\_ (if left blank, then 14) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within \_\_\_\_\_ (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. If Buyer fails to furnish such written reports to Seller and Brokers within the \_\_\_\_\_ (if left blank, then 14) calendar days specified in this paragraph, this contingency clause shall be deemed waived by Buyer, and the Property shall be deemed acceptable by Buyer. The time period for furnishing the inspection reports is referred to as the "Inspection Time Period." Seller shall have all utilities in service for inspections.



**(E) Responsibility to Cure.**

If any physical defects or environmental conditions (other than radon or woodboring insects) are reported by the qualified inspectors to Seller within the Inspection Time Period, Seller shall then have seven (7) business days after the receipt of such reports to notify Buyer in writing that Seller shall correct or cure any of the defects set forth in such reports. If Seller fails to notify Buyer of Seller's agreement to so cure and correct, such failure to so notify shall be deemed to be a refusal by Seller to cure or correct such defects. If Seller fails to agree to cure or correct such defects within the seven (7) business day period, or if the environmental condition at the Property (other than radon) is incurable and is of such significance as to unreasonably endanger the health of Buyer, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force, and Seller shall be under no obligation to correct or cure any of the defects set forth in the inspections. If Seller agrees to correct or cure such defects, all such repair work shall be completed by Seller prior to the closing of title. Radon at the Property shall be governed by the provisions of Paragraph (B), above.

**(F) Flood Hazard Area (if applicable).**

The federal and state governments have designated certain areas as flood areas. If the Property is located in a flood area, the use of the Property may be limited. If Buyer's inquiry reveals that the Property is in a flood area, Buyer may cancel this Contract within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract. If the mortgage lender requires flood insurance, then Buyer shall be responsible for obtaining such insurance on the Property. For a flood policy to be in effect immediately, there must be a loan closing. There is a (30) calendar day wait for flood policies to be in effect for cash transactions. Therefore, cash buyers are advised to make application and make advance payment for a flood policy at least thirty (30) calendar days in advance of closing if they want coverage to be in effect upon transfer of title.

Buyer's mortgage lender may require Buyer to purchase flood insurance in connection with Buyer's purchase of this Property. The National Flood Insurance Program ("NFIP") provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to amendments to federal law governing the NFIP, those premiums are increasing and, in some cases, will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes the purchase. In considering Buyer's purchase of this Property, Buyer is therefore urged to consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

**(G) Qualifications of Inspectors.**

Where the term "qualified inspectors" is used in this Contract, it is intended to refer to persons or businesses that are licensed or certified by the State of New Jersey for such purpose.

**17. MEGAN'S LAW STATEMENT:**

Under New Jersey law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law and are unable to obtain such information for you. Upon closing, the county prosecutor may be contacted for such further information as may be disclosable to you.

**18. MEGAN'S LAW REGISTRY:**

Buyer is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at [www.njsp.org](http://www.njsp.org). Neither Seller or any real estate broker or salesperson make any representation as to the accuracy of the registry.

**19. NOTIFICATION REGARDING OFF-SITE CONDITIONS: (Applicable to all resale transactions.)**

Pursuant to the New Residential Construction Off-Site Conditions Disclosure Act, N.J.S.A. 46:3C-1, et. seq. the clerks of municipalities in New Jersey maintains lists of off-site conditions which may affect the value of residential properties in the vicinity of the off-site condition. Buyers may examine the lists and are encouraged to independently investigate the area surrounding this property in order to become familiar with any off-site conditions which may affect the value of the property. In cases where a property is located near the border of a municipality, buyers may wish to also examine the list maintained by the neighboring municipality.

**20. AIR SAFETY AND ZONING NOTICE:**

Any person who sells or transfers a property that is in an airport safety zone as set forth in the New Jersey Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80, et seq., and appearing on a municipal map used for tax purposes as well as Seller's agent, shall provide notice to a prospective buyer that the property is located in an airport safety zone prior to the signing of the contract of sale. The Air Safety and Zoning Act also requires that each municipality in an airport safety zone enact an ordinance or ordinances incorporating the standards promulgated under the Act and providing for their enforcement within the delineated areas in the municipality. Buyer acknowledges



receipt of the following list of airports and the municipalities that may be affected by them and that Buyer has the responsibility to contact the municipal clerk of any affected municipality concerning any ordinance that may affect the Property.

Municipality	Airport(s)	Municipality	Airport(s)
Alexandria Tp.	Alexandria & Sky Manor	Manalapan Tp. (Monmouth Cty.)	Old Bridge
Andover Tp.	Aeroflex-Andover & Newton	Mansfield Tp.	Hackettstown
Bedminster Tp.	Somerset	Manville Bor.	Central Jersey Regional
Berkeley Tp.	Ocean County	Medford Tp.	Flying W
Berlin Bor.	Camden County	Middle Tp.	Cape May County
Blairtown Tp.	Blairtown	Millville	Millville Municipal
Branchburg Tp.	Somerset	Monroe Tp. (Gloucester Cty.)	Cross Keys & Southern Cross
Buena Bor. (Atlantic Cty.)	Vineland-Downtown	Monroe Tp. (Middlesex Cty.)	Old Bridge
Dennis Tp.	Woodbine Municipal	Montgomery Tp.	Princeton
Eagleswood Tp.	Eagles Nest	Ocean City	Ocean City
Ewing Tp.	Trenton-Mercer County	Old Bridge Tp.	Old Bridge
E. Hanover Tp.	Morristown Municipal	Oldsman Tp.	Oldmans
Florham Park Bor.	Morristown Municipal	Pemberton Tp.	Pemberton
Franklin Tp. (Gloucester Cty.)	Southern Cross & Vineland Downtown	Pequannock Tp.	Lincoln Park
Franklin Tp. (Hunterdon Cty.)	Sky Manor	Readington Tp.	Solberg-Hunterdon
Franklin Tp. (Somerset Cty.)	Central Jersey Regional	Rocky Hill Boro.	Princeton
Green Tp.	Trinca	Southampton Tp.	Red Lion
Hammonton Bor.	Hammonton Municipal	Springfield Tp.	Red Wing
Hanover Tp.	Morristown Municipal	Upper Deerfield Tp.	Bucks
Hillsborough Tp.	Central Jersey Regional	Vineland City	Kroelinger & Vineland Downtown
Hopewell Tp. (Mercer Cty.)	Trenton-Mercer County	Wall Tp.	Monmouth Executive
Howell Tp.	Monmouth Executive	Wantage Tp.	Sussex
Lacey Tp.	Ocean County	Robbinsville	Trenton-Robbinsville
Lakewood Tp.	Lakewood	West Milford Tp.	Greenwood Lake
Lincoln Park Bor.	Lincoln Park	Winslow Tp.	Camden County
Lower Tp.	Cape May County	Woodbine Bor.	Woodbine Municipal
Lumberton Tp.	Flying W & South Jersey Regional		

The following airports are not subject to the Airport Safety and Zoning Act because they are subject to federal regulation or within the jurisdiction of the Port of Authority of New York and New Jersey and therefore are not regulated by New Jersey: Essex County Airport, Linden Airport, Newark Liberty Airport, Teterboro Airport, Little Ferry Seaplane Base, Atlantic City International Airport, and Maguire Airforce Base and NAEC Lakehurst.

## 21. BULK SALES:

The New Jersey Bulk Sales Law, N.J.S.A. 54:50-38, (the "Law") applies to the sale of certain residential property. Under the Law, Buyer may be liable for taxes owed by Seller if the Law applies and Buyer does not deliver to the Director of the New Jersey Division of Taxation (the "Division") a copy of this Contract and a notice on a form required by the Division (the "Tax Form") at least ten (10) business days prior to the Closing. If Buyer decides to deliver the Tax Form to the Division, Seller shall cooperate with Buyer by promptly providing Buyer with any information that Buyer needs to complete and deliver the Tax Form in a timely manner. Buyer promptly shall deliver to Seller a copy of any notice that Buyer receives from the Division in response to the Tax Form.

The Law does not apply to the sale of a simple dwelling house, or the sale or lease of a seasonal rental property, if Seller is an individual, estate or trust, or any combination thereof, owning the simple dwelling house or seasonal rental property as joint tenants, tenants in common or tenancy by the entirety. A simple dwelling house is a one or two family residential building, or a cooperative or condominium unit used as a residential dwelling, none of which has any commercial property. A seasonal rental property is a time share, or a dwelling unit that is rented for residential purposes for a term of not more than 125 consecutive days, by an owner that has a permanent residence elsewhere.

If, prior to the Closing, the Division notifies Buyer to withhold an amount (the "Tax Amount") from the purchase price proceeds for possible unpaid tax liabilities of Seller, Buyer's attorney or Buyer's title insurance company (the "Escrow Agent") shall withhold the Tax Amount from the closing proceeds and place that amount in escrow (the "Tax Escrow"). If the Tax Amount exceeds the amount of available closing proceeds, Seller shall bring the deficiency to the Closing and the deficiency shall be added to the Tax Escrow. If the Division directs the Escrow Agent or Buyer to remit funds from the Tax Escrow to the Division or some other entity, the Escrow Agent or Buyer shall do so. The Escrow Agent or Buyer shall only release the Tax Escrow, or the remaining balance thereof, to Seller (or as otherwise directed by the Division) upon receipt of written notice from the Division that it can be released, and that no liability will be asserted under the Law against Buyer.

**22. NOTICE TO BUYER CONCERNING INSURANCE:**

Buyer should obtain appropriate casualty and liability insurance for the Property. Buyer's mortgage lender will require that such insurance be in place at Closing. Occasionally, there are issues and delays in obtaining insurance. Be advised that a "binder" is only a temporary commitment to provide insurance coverage and is not an insurance policy. Buyer is therefore urged to contact a licensed insurance agent or broker to assist Buyer in satisfying Buyer's insurance requirements.

**23. MAINTENANCE AND CONDITION OF PROPERTY:**

Seller agrees to maintain the grounds, buildings and improvements, in good condition, subject to ordinary wear and tear. The premises shall be in "broom clean" condition and free of debris as of the Closing. Seller represents that all electrical, plumbing, heating and air conditioning systems (if applicable), together with all fixtures included within the terms of the Contract now work and shall be in proper working order at the Closing. Seller further states, that to the best of Seller's knowledge, there are currently no leaks or seepage in the roof, walls or basement. Seller does not guarantee the continuing condition of the premises as set forth in this Section after the Closing.

**24. RISK OF LOSS:**

The risk of loss or damage to the Property by fire or otherwise, except ordinary wear and tear, is the responsibility of Seller until the Closing.

**25. INITIAL AND FINAL WALK-THROUGHS:**

In addition to the inspections set forth elsewhere in this Contract, Seller agrees to permit Buyer or Buyer's duly authorized representative to conduct an initial and a final walk-through inspection of the interior and exterior of the Property at any reasonable time before the Closing. Seller shall have all utilities in service for the inspections.

**26. ADJUSTMENTS AT CLOSING:**

Seller shall pay for the preparation of the Deed, realty transfer fee, lien discharge fees, if any, and one-half of the title company charges for disbursements and attendance allowed by the Commissioner of Insurance; but all searches, title insurance premium and other conveyancing expenses are to be paid for by Buyer.

Seller and Buyer shall make prorated adjustments at Closing for items which have been paid by Seller or are due from Seller, such as real estate taxes, water and sewer charges that could be claims against the Property, rental and security deposits, association and condominium dues, and fuel in Seller's tank. Adjustments of fuel shall be based upon physical inventory and pricing by Seller's supplier. Such determination shall be conclusive.

If Buyer is assuming Seller's mortgage loan, Buyer shall credit Seller for all monies, such as real estate taxes and insurance premiums paid in advance or on deposit with Seller's mortgage lender. Buyer shall receive a credit for monies, which Seller owes to Seller's Mortgage lender, such as current interest or a deficit in the mortgage escrow account.

If the Property is used or enjoyed by not more than four families and the purchase price exceeds \$1,000,000, then pursuant to N.J.S.A. 46:15-7.2, Buyer will be solely responsible for payment of the fee due for the transfer of the Property, which is the so-called "Mansion Tax, in the amount of one (1%) percent of the purchase price.

Unless an exemption applies, non-resident individuals, estates, or trusts that sell or transfer real property in New Jersey are required to make an estimated gross income tax payment to the State of New Jersey on the gain from a transfer/sale of real property (the so-called "Exit Tax.") as a condition of the recording of the deed.

If Seller is a foreign person (an individual, corporation or entity that is a non-US resident) under the Foreign Investment in Real Property Tax Act of 1980, as amended ("FIRPTA"), then with a few exceptions, a portion of the proceeds of sale may need to be withheld from Seller and paid to the Internal Revenue Service as an advance payment against Seller's tax liability.

Seller agrees that, if applicable, Seller will (a) be solely responsible for payment of any state or federal income tax withholding amount(s) required by law to be paid by Seller (which Buyer may deduct from the purchase price and pay at the Closing); and (b) execute and deliver to Buyer at the Closing any and all forms, affidavits or certifications required under state and federal law to be filed in connection with the amount(s) withheld.

There shall be no adjustment on any Homestead Rebate due or to become due.

**27. FAILURE OF BUYER OR SELLER TO CLOSE:**

If Seller fails to close title to the Property in accordance with this Contract, Buyer then may commence any legal or equitable action to which Buyer may be entitled. If Buyer fails to close title in accordance with this Contract, Seller then may commence an action for damages it has suffered, and, in such case, the deposit monies paid on account of the purchase price shall be applied against such damages. If Buyer or Seller breach this Contract, the breaching party will nevertheless be liable to Brokers for the commissions in the



amount set forth in this Contract, as well as reasonable attorneys' fees, costs and such other damages as are determined by the Court.

**28. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT:**

By signing below, Seller and Buyer acknowledge they received the Consumer Information Statement on New Jersey Real Estate Relationships from the Brokers prior to the first showing of the Property.

**29. DECLARATION OF BROKER(S)'S BUSINESS RELATIONSHIP(S):**

(A) Coldwell Banker Preferred, (name of firm) and its authorized representative (s) Jaime Antrim

(name(s) of licensee(s))

ARE OPERATING IN THIS TRANSACTION AS A (indicate one of the following)

☐ SELLER'S AGENT ☒ BUYER'S AGENT ☐ DISCLOSED DUAL AGENT ☐ TRANSACTION BROKER

(B) (If more than one firm is participating, provide the following.) INFORMATION SUPPLIED BY Weichert Realtors

(name of other firm) HAS INDICATED THAT IT IS

OPERATING IN THIS TRANSACTION AS A (indicate one of the following)

☒ SELLER'S AGENT ☐ BUYER'S AGENT ☐ TRANSACTION BROKER

**30. BROKERS' INFORMATION AND COMMISSION:**

The commission, in accord with the previously executed listing agreement, shall be due and payable at the Closing and payment by Buyer of the purchase consideration for the Property. Seller hereby authorizes and instructs whomever is the disbursing agent to pay the full commission as set forth below to the below-mentioned Brokerage Firm(s) out of the proceeds of sale prior to the payment of any such funds to Seller. Buyer consents to the disbursing agent making said disbursements. The commission shall be paid upon the purchase price set forth in Section 2 and shall include any amounts allocated to, among other things, furniture and fixtures.

Weichert Realtors

8400380

Listing Firm

REC License ID

Patricia Abrales

0449710

Listing Agent

REC License ID

1909 Route 70, Suite 1, Cherry Hill, NJ 08003

Address

(856)424-2074

Office Telephone

Fax

(Per Listing Agreement)

Agent Cell Phone

patriciaabrales@gmail.com

E-mail

Commission due Listing Firm

Coldwell Banker Preferred

1109897

Participating Firm

REC License ID

Jaime Antrim

1433444

Participating Agent

REC License ID

20 Kings Hwy W, Haddonfield, NJ 08033

Address

(856)685-5600

(856)438-1511

Office Telephone

Fax

Agent Cell Phone

jcantrim@gmail.com

per the mls listing

E-mail

Commission due Participating Firm

**31. EQUITABLE LIEN:**

Under New Jersey law, brokers who bring the parties together in a real estate transaction are entitled to an equitable lien in the amount of their commission. This lien attaches to the property being sold from when the contract of sale is signed until the closing and then to the funds due to seller at closing, and is not contingent upon the notice provided in this Section. As a result of this lien, the party who disburses the funds at the Closing in this transaction should not release any portion of the commission to any party other than Broker(s) and, if there is a dispute with regard to the commission to be paid, should hold the disputed amount in escrow until the dispute with Broker(s) is resolved and written authorization to release the funds is provided by Broker(s).

**32. DISCLOSURE THAT BUYER OR SELLER IS A REAL ESTATE LICENSEE:** ☐ Applicable ☒ Not Applicable

A real estate licensee in New Jersey who has an interest as a buyer or seller of real property is required to disclose in the sales contract that the person is a licensee. \_\_\_\_\_ therefore discloses that he/she is licensed in New Jersey as a real estate ☐ broker ☐ broker-salesperson ☐ salesperson ☐ referral agent.

**33. BROKERS TO RECEIVE CLOSING DISCLOSURE AND OTHER DOCUMENTS:**

Buyer and Seller agree that Broker(s) involved in this transaction will be provided with the Closing Disclosure documents and any amendments to those documents in the same time and manner as the Consumer Financial Protection Bureau requires that those documents be provided to Buyer and Seller. In addition, Buyer and Seller agree that, if one or both of them hire an attorney who disapproves this Contract as provided in the Attorney-Review Clause Section, then the attorney(s) will notify the Broker(s) in writing when either this Contract is finalized or the parties decide not to proceed with the transaction.

**34. PROFESSIONAL REFERRALS:**

Seller and Buyer may request the names of attorneys, inspectors, engineers, tradespeople or other professionals from their Brokers involved in the transaction. Any names provided by Broker(s) shall not be deemed to be a recommendation or testimony of competency of the person or persons referred. Seller and Buyer shall assume full responsibility for their selection(s) and hold Brokers and/or salespersons harmless for any claim or actions resulting from the work or duties performed by these professionals.

**35. ATTORNEY-REVIEW CLAUSE:**

**(1) Study by Attorney**

Buyer or Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must complete his or her review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day period unless an attorney for Buyer or Seller reviews and disapproves of the Contract.

**(2) Counting the Time**

You count the three days from the date of delivery of the signed Contract to Buyer and Seller. You do not count Saturdays, Sundays or legal holidays. Buyer and Seller may agree in writing to extend the three-day period for attorney review.

**(3) Notice of Disapproval**

If an attorney for the Buyer or Seller reviews and disapproves of this Contract, the attorney must notify the Broker(s) and the other party named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written. The attorney must send the notice of disapproval to the Broker(s) by fax, email, personal delivery, or overnight mail with proof of delivery. Notice by overnight mail will be effective upon mailing. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also, but need not, inform the Broker(s) of any suggested revision(s) in the Contract that would make it satisfactory.

**36. NOTICES:**

All notices shall be by certified mail, fax, email, recognized overnight courier or electronic document (except for notices under the Attorney-Review Clause Section) or by delivering it personally. The certified letter, e-mail, reputable overnight carrier, fax or electronic document will be effective upon sending. Notices to Seller and Buyer shall be addressed to the addresses in Section 1, unless otherwise specified in writing by the respective party.

**37. NO ASSIGNMENT:**

This Contract shall not be assigned without the written consent of Seller. This means that Buyer may not transfer to anyone else Buyer's rights under this Contract to purchase the Property.

**38. ELECTRONIC SIGNATURES AND DOCUMENTS:**

Buyer and Seller agree that the New Jersey Uniform Electronic Transaction Act, N.J.S.A. 12A:12-1 to 26, applies to this transaction, including but not limited to the parties and their representatives having the right to use electronic signatures and electronic documents that are created, generated, sent, communicated, received or stored in connection with this transaction. Since Section 11 of the Act provides that acknowledging an electronic signature is not necessary for the signature of such a person where all other information required to be included is attached to or logically associated with the signature or record, such electronic signatures, including but not limited to an electronic signature of one of the parties to this Contract, do not have to be witnessed.

**39. CORPORATE RESOLUTIONS:**

If Buyer or Seller is a corporate or other entity, the person signing below on behalf of the entity represents that all required corporate resolutions have been duly approved and the person has the authority to sign on behalf of the entity.

**40. ENTIRE AGREEMENT; PARTIES LIABLE:**

This Contract contains the entire agreement of the parties. No representations have been made by any of the parties, the Broker(s) or its



salespersons, except as set forth in this Contract. This Contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities and only may be amended by an agreement in writing signed by Buyer and Seller.

**41. APPLICABLE LAWS:**

This Contract shall be governed by and construed in accordance with the laws of the State of New Jersey and any lawsuit relating to this Contract or the underlying transaction shall be venued in the State of New Jersey.

**42. ADDENDA:**

The following additional terms are included in the attached addenda or riders and incorporated into this Contract (check if applicable):

- |  |  |
|--|--|
| <input type="checkbox"/> Buyer's Property Sale Contingency                 | <input type="checkbox"/> Private Well Testing                    |
| <input type="checkbox"/> Condominium/Homeowner's Associations              | <input type="checkbox"/> Properties With Three (3) or More Units |
| <input checked="" type="checkbox"/> FHA/VA Loans                           | <input type="checkbox"/> Seller Concession                       |
| <input checked="" type="checkbox"/> Lead Based Paint Disclosure (Pre-1978) | <input type="checkbox"/> Short Sale                              |
| <input type="checkbox"/> New Construction                                  | <input type="checkbox"/> Underground Fuel Tank(s)                |
| <input type="checkbox"/> Private Sewage Disposal (Other than Cesspool)     |  |



**43. ADDITIONAL CONTRACTUAL PROVISIONS:**

Property is being sold in "as is" condition. All inspections are for informational purposes only. No repairs will be completed by the Seller.

If the inspection report reveals repairs needed in excess of \$5000 (not including cosmetic), the buyer's have the right to cancel the contract and have their deposit refunded.

Buyers are responsible for obtaining the Certificate of Occupancy.

**WITNESS:**

_____	<u>Chevon Matthews</u>		<u>04/19/2018 1:07:15</u>
	BUYER <b>Chevon Matthews</b>		Date
_____	<u>Michael Matthews</u>		<u>04/19/2018 17:20:18</u>
	BUYER <b>Michael Matthews</b>		Date
_____	BUYER		Date
<u>Patricia Almades</u>	<u>Steven Devincent</u>		<u>4/22/18</u>
	BUYER		Date
_____	SELLER <b>Steven Devincent</b>		Date
_____	SELLER <b>Sandra Devincent</b>		Date
_____	SELLER		Date
_____	SELLER		Date



WHERE APPLICABLE, MUST BE ATTACHED TO EACH COPY  
OF CONTRACT OF SALE OR LEASE

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser (or tenant) of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller (or landlord) of any interest in residential real property is required to provide the buyer (or tenant) with any information on lead-based paint hazards from risk assessments or inspections in the seller's (landlord's) possession and notify the buyer (or tenant) of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

16 Palmetto Avenue, Marlton, NJ 08053

Property Address

Seller's (Landlord's) Disclosure (initial) (Complete and Sign at the time of Listing)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller (Landlord) has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (or landlord) (check one below):

☐ Seller (or landlord) has provided to its listing agent, and has directed the listing agent to provide the purchaser (or tenant) or purchaser's (tenant's) agent with the following records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing prior to seller accepting any offer to purchase (list documents below).

☒ Seller (or landlord) has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

(c) If there is any change in the above information prior to seller (or landlord) accepting an agreement from the purchaser (or tenant), seller (or landlord) will disclose all changes to the purchaser (or tenant) prior to accepting the offer or lease.

Purchaser's (Tenant's) Acknowledgment (initial)

(d) Purchaser (or tenant) has read the Lead Warning Statement and understands its contents;

(e) Purchaser (or tenant) has received copies of all information listed above;

(f) Purchaser (or tenant) has received the pamphlet "Protect Your Family from Lead in Your Home"; and

(g) Purchaser has (check one below):

☒ Received a 10-day opportunity (or mutually agreed upon different period) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser's (Tenant's) Certification of Accuracy

The Purchaser's (Tenant's) have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Cheron Matthews

04/19/2018  
01:07 AM GMT

Purchaser (Tenant)

04/19/2018  
05:20 PM GMT

Date

Purchaser (Tenant)

Date

Purchaser (Tenant)

Date

Purchaser (Tenant)

Date

Purchaser's (Tenant's) Agent's Certification of Accuracy

Purchaser's (Tenant's) Agent certifies that the purchaser (Tenant's) have received the above information



Purchaser (Tenant's) Agent

4/18/19  
Date



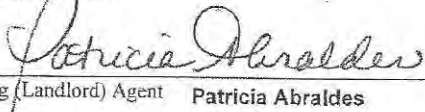
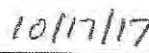
**Seller's Certification of Accuracy**

The Sellers have reviewed the information on previous page and certify, to the best of their knowledge, that the information they have provided is true and accurate.

		_____	_____
Seller (Landlord) Steven DeVincent	Date	Seller (Landlord)	Date
<hr/>			
Seller (Landlord) Sandra DeVincent	Date	Seller (Landlord)	Date

**Listing Agent Certification of Accuracy**

Agent has informed the seller (or landlord) of the seller's (or landlord's) obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

		_____
Listing (Landlord) Agent Patricia Abraldez		Date

## “AS-IS” Addendum to Agreement of Sale

This ADDENDUM to be attached to and become part thereof of the Contract for Sale dated the 19th day of April,  
BETWEEN Steven and Sandra DeVincent, the Seller(s)  
and Chevon and Michael Matthews, the Buyers(s)  
of the premises known as all that certain parcel of ground together with the improvements thereon, situated in the Municipality of  
Evesham, County of Burlington, State of New Jersey known as Block 00013 39  
and Lot 00017 more commonly known as 16 Palmetto Ave Marlton, NJ 08053.

IT IS UNDERSTOOD AND AGREED BY ALL PARTIES THAT THE FOLLOWING WILL BE **ADDED** TO THE EXISTING CONTRACT FOR SALE, AS STATED ABOVE. ALL OTHER TERMS, CONDITIONS AND COVENANTS OF SAID CONTRACT FOR SALE REMAIN UNCHANGED AND IN FULL EFFECT AND FORCE.

It is understood and agreed that the property is being purchased in “as-is” condition with all of its faults.

The Seller, Seller’s Agent(s), their employees, salespeople, officers and/or partners make no representations, warranties or guarantees of any kind whatsoever, including, but not limited to: habitability; legality of use; zoning; or condition with regard to the property. SELLER WILL NOT MAKE OR CAUSE TO BE MADE ANY REPAIRS OR IMPROVEMENTS TO THE PROPERTY.

Buyer understands and agrees that the property may have defects and may need repair work. Buyer assumes all responsibility for making any repairs and /or improvements as may be required by a lending institution, governmental agency or any other entity in order to affect the sale of the property. Buyer agrees to indemnify and hold harmless the Seller, Seller’s Agent(s), their employees, salespeople, officers and/or partners from any damages which may be sustained by Buyer or any other party. Furthermore, Seller is neither responsible for nor obligated to provide or perform any certifications or inspections.

In the event any provision of this Addendum conflicts in whole or in part with the terms contained in the main body of the Agreement or any addendum or rider attached thereto, the provisions of this Addendum shall control and the conflicting terms in the Agreement are hereby considered deleted and expressly waived by both Buyer and Seller.

### ATTORNEY REVIEW

#### Study by Attorney:

The Buyer(s) or Seller(s) may choose to have an attorney study this contract. If an attorney is consulted, the attorney must complete his/her review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day period unless an attorney for the Buyer(s) or Seller(s) reviews and disapproves of this Contract.

#### Counting the Time:

You count the three days from the date of delivery of the signed Contract to the Buyer(s) and Seller(s). You do not count Saturday, Sunday or Legal Holidays. The Buyer(s) and the Seller(s) may agree, in writing, to extend the three-day period for attorney review.

#### Notice of Disapproval:

If an attorney for the Buyer(s) or Seller(s) reviews and disapproves of this Contract, the attorney must notify the REALTOR(S)® and the other party(ies) named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written. The attorney must send notice of disapproval to the REALTOR(S)® by certified mail, by telegram or by delivering it personally. The telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the REALTOR(S)® office. The attorney may also, but need not, inform the REALTOR(S)® office. The attorney may also, but need not, inform the REALTOR(S)® of any suggested revision(s) in the Contract that would make it satisfactory.

Patricia Alvarado 4/22/18  
Witness Date

Witness Date

Witness Date

Witness Date

Steven DeVincent 4/6  
Seller Date

Seller Sandra DeVincent Date

Buyer Chevon Matthews Date

Buyer Michael Matthews Date





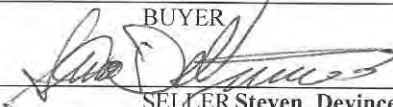
NEW JERSEY REALTORS®  
ADDENDUM REGARDING FHA/VA LOANS

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This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

If Buyer is applying for a VA guaranteed mortgage loan or an FHA insured mortgage loan, then the FHA/VA form of Amendatory Clause and Certifications is attached, except that, if Buyer's lender requires a different form, then Buyer and Seller agree to execute and deliver that form.

WITNESS:

_____	<i>Cheron Matthews</i>		04/19/2018 1:07:38	_____	Date
	BUYER Chevon Matthews				
_____	<i>Michael Matthews</i>		04/19/2018 17:20:45	_____	Date
	BUYER Michael Matthews				
_____	_____			_____	Date
	BUYER				
_____	_____			_____	Date
<i>Patrice Shredder</i>	<i>Steven Devincent</i>			<i>4/19</i>	Date
	BUYER				
_____	_____			_____	Date
	SELLER Sandra Devincent				
_____	_____			_____	Date
	SELLER				
_____	_____			_____	Date
	SELLER				





## FHA/VA Amendatory Clause and Certifications

Date: April 18, 2018

Purchaser(s) Name(s): Chevon Matthews, Michael Matthews


Property Address: 16 Palmetto Avenue, Marlton, NJ 08053


IT IS EXPRESSLY AGREED THAT, NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS CONTRACT, THE PURCHASER SHALL NOT BE OBLIGATED TO COMPLETE THE PURCHASE OF THE PROPERTY DESCRIBED HEREIN OR TO INCUR ANY PENALTY BY FORFEITURE OF EARNEST MONEY DEPOSITS OR OTHERWISE UNLESS THE PURCHASER HAS BEEN GIVEN IN ACCORDANCE WITH HUD/FHA OR VA REQUIREMENTS A WRITTEN STATEMENT ISSUED BY THE FEDERAL HOUSING COMMISSIONER, DEPARTMENT OF VETERANS AFFAIRS, OR A DIRECT ENDORSEMENT LENDER, SETTING FORTH THE APPRAISED VALUE OF THE PROPERTY OF NOT LESS THAN \$ 279,000.00

THE PURCHASER SHALL HAVE THE PRIVILEGE AND OPTION OF PROCEEDING WITH CONSUMMATION OF THE CONTRACT WITHOUT REGARD TO THE AMOUNT OF THE APPRAISED VALUATION. THE APPRAISED VALUATION IS ARRIVED AT TO DETERMINE THE MAXIMUM MORTGAGE THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WILL INSURE. HUD DOES NOT WARRANT THE VALUE OR THE CONDITION OF THE PROPERTY. THE PURCHASER SHOULD SATISFY HIMSELF/HERSELF THAT THE PRICE AND CONDITION OF THE PROPERTY ARE ACCEPTABLE.

### Certification of Borrower, Seller, Agent:

We, the undersigned seller(s), borrowers(s) and real estate agent(s)/broker(s) involved in this loan transaction do certify that the terms of the sales contract are true to the best of our knowledge and belief. All agreements entered into by any of the following parties are fully disclosed and attached to the sales contract.


Chevon Matthews  04/19/2018 1:07:38 04/18/2018  
Purchaser Date  
Chevon Matthews

Steven Devincent  4/22/18  
Seller Date  
Steven Devincent

Michael Matthews  04/19/2018 17:20:45 04/18/2018  
Purchaser Date  
Michael Matthews

Sandra Devincent  4/22/18  
Seller Date  
Sandra Devincent

Jaime Antrim  04/18/2018  
Real Estate Agent/Broker Date  
Jaime Antrim

Patricia Abraldes  4/22/18  
Real Estate Agent/Broker Date  
Patricia Abraldes

**Warning:** It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. This form is required by HUD Handbook 4155.1 Rev-4 paragraph 1-22 for Sales Agreements intended to be financed by an FHA-Insured Mortgage and by VA Lender's Handbook Section 36.4303(j) for Sales Agreements intended to be financed by a VA-guaranteed Mortgage.



## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: 16 Palmetto Avenue, Marlton, NJ 08053

2  
3 SELLER(S): Steven DeVincent, Sandra DeVincent

4  
5 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as  
6 of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects  
7 in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this  
8 form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the  
9 surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is  
10 not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

11 If your property consists of multiple units, systems and/or features, please provide complete answers on all such units,  
12 systems and/or features even if the phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and  
13 fireplaces.

### 14 OCCUPANCY

15 YES NO UNKNOWN

16 [ ] [ ] [ ]

17 [ ] [ ] [ ]

18 [ ] [ ] [ ]

19 [ ] [ ] [ ]

20 [ ] [ ] [ ]

21 [ ] [ ] [ ]

1. Age of House, if known 45

2. Does the Seller currently occupy this property?

If not, how long has it been since Seller occupied the property? 10/17

3. What year did the seller buy the property? 2007

3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes", please attach a copy to this form.

### 22 ROOF

23 YES NO UNKNOWN

24 [ ] [ ] [ ]

25 [ ] [ ] [ ]

26 [ ] [ ] [ ]

27 [ ] [ ] [ ]

28 [ ] [ ] [ ]

4. Age of roof: APPROX. 13/14 YEARS

5. Has roof been replaced or repaired since seller bought the property?

6. Are you aware of any roof leaks?

7. Explain any "yes" answers you give in this section:

### 29 ATTIC, BASEMENTS, AND CRAWL SPACES (Complete only if applicable)

30 YES NO

31 [ ] [ ]

32 [ ] [ ]

33 [ ] [ ]

34 [ ] [ ]

35 [ ] [ ]

36 [ ] [ ]

37 [ ] [ ]

38 [ ] [ ]

39 [ ] [ ]

40 [ ] [ ]

41 [ ] [ ]

42 [ ] [ ]

43 [ ] [ ]

44 [ ] [ ]

45 [ ] [ ]

46 [ ] [ ]

47 [ ] [ ]

48 [ ] [ ]

49 [ ] [ ]

50 [ ] [ ]

51 [ ] [ ]

8. Does the property have one or more sump pumps?

8a. Are there any problems with the operation of any sump pump?

9. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature, and date of the repairs:

11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location.

12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?

13. Is the attic or house ventilated by: [ ] a whole house fan? [ ] an attic fan?

13a. Are you aware of any problems with the operation of such fan?

14. In what manner is access to the attic space provided?

[ ] staircase [ ] pull-down stairs [ ] crawl space with aid of ladder or other device [ ] other:



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

15. Explain any "yes" answers that you give in this section:

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

YES NO

[ ] [X]

[ ] [X]

[X] [ ]

[X] [ ]

[ ] [X]

16. Are you aware of any termite/wood destroying insects, dry rot, or pests affecting the property?

17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?

18. If "yes," has work been performed to repair the damage?

19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company:

20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?

21. Explain any "yes" answers that you give in this section:

STRUCTURAL ITEMS

YES NO

[ ] [X]

[ ] [X]

[ ] [X]

[ ] [X]

[ ] [X]

[ ] [X]

[ ] [X]

[ ] [X]

[ ] [X]

[ ] [X]

[ ] [X]

22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?

23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind, or flood?

24. Are you aware of any fire retardant plywood used in the construction?

24a. Are you aware of the use of synthetic stucco or any other exterior insulation finish system ("EIFS") in the construction?

24b. Are you aware of any claim or litigation relating to the use of synthetic stucco or any other exterior insulation finish system ("EIFS") in the construction?

25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?

26. Are you aware of any present or past efforts made to repair any problems with the items in this section?

27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem:

ADDITIONS/REMODELS

YES NO UNKNOWN

[ ] [X] [ ]

[ ] [X] [ ]

[ ] [X] [ ]

[ ] [X] [ ]

28. Are you aware of any additions, structural changes, or other alterations to the structures on the property made by any present or past owners?

28a. Are you aware of any construction, alterations, or changes to the property not identified in question 28 made by any present or past owners?

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:

PLUMBING, WATER AND SEWAGE

YES NO UNKNOWN

30. What is the source of your drinking water?

[X] Public [ ] Community System [ ] Well on Property  
[ ] Other (explain):





SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

- 104 [ ] 30a. If public, when was the property connected to a public water supply?  
105 new  
106 [ ] [ ] 31. If your drinking water source is not public, have you performed any tests on the  
107 water? If so, when? \_\_\_\_\_
- 108 [ ] [✓] [ ] 32. Does the waste water from any clothes washer, dishwasher, or other appliance  
109 discharge to any location other than the sewer, septic, or other system that services  
110 the rest of the property?  
111 [ ] [✓] [ ] 33. When was the well installed? \_\_\_\_\_  
112 [ ] [✓] [ ] 34. Do you have a softener, filter, or other water purification system?  
113 [ ] Leased [ ] Owned  
114 35. What is the type of sewage system?  
115 [ ] Public Sewer [ ] Private Sewer [ ] Septic System [ ] Cesspool  
116 [ ] Other (explain): \_\_\_\_\_  
117 [ ] 35a. If public sewer, when was the property connected to the public sewer system?  
118 \_\_\_\_\_  
119 [ ] [ ] 36. If you answered "septic system," have you ever had the system inspected to  
120 confirm that it is a true septic system and not a cesspool?  
121 [ ] 37. If Septic System, when was it installed? \_\_\_\_\_  
122 Location? \_\_\_\_\_  
123 [ ] 38. When was the Septic System or Cesspool last cleaned and/or serviced?  
124 \_\_\_\_\_
- 125 [ ] [ ] 39. Are you aware of any abandoned Septic System or Cesspools on your property?  
126 [ ] [ ] [ ] 39a. If "yes," is the closure in accordance with the municipality's ordinance?  
127 (explain): \_\_\_\_\_  
128 [ ] [✓] 40. Are you aware of any leaks, backups, or other problems relating to any of the  
129 plumbing systems and fixtures (including pipes, sinks, tubs, and showers), or any  
130 other water or sewage related problems? If "yes," explain: FAUCET  
131 LEAKS WHEN JEN IS PUSHED ALL  
132 THE WAY BACK  
133 [ ] [✓] [ ] 40a. Are you aware of any alterations, additions, modifications, repairs, extensions or  
134 changes to the property's plumbing by any present or past owners? If "yes,"  
135 explain: \_\_\_\_\_  
136 40b. If the answer to 40a is "yes," were the proper building permits and approvals  
137 obtained?  
138 41. Are you aware of any shut off, disconnected, or abandoned wells, underground  
139 water or sewage tanks or dry wells on the property?  
140 42. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_  
141 [ ] [✓] [ ] 43. Water Heater: [ ] Electric [ ] Fuel Oil [✓] Gas  
142 Age of Water Heater: \_\_\_\_\_  
143 43a. Are you aware of any problems with the water heater?  
144 44. Explain any "yes" answers that you give in this section:  
145 [ ] [✓] POSSIBLE FLU ADJUSTMENT NEEDED  
146  
147  
148
- 149 HEATING AND AIR CONDITIONING  
150 YES NO UNKNOWN  
151 45. Type of Air Conditioning:  
152 [✓] Central One Zone [ ] Central Multiple Zone [ ] Wall/Window Unit [ ] None  
153 46. List any areas of the house that are not air conditioned:  
154  
155 [ ] 47. What is the age of the Air Conditioning System? APPROX 9 YEARS  
156 48. Type of heat: [ ] Electric [ ] Fuel Oil [✓] Natural Gas [ ] Propane [ ] Unheated  
157 [ ] Other: \_\_\_\_\_



## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

158  
159  
160  
161

49. What is the type of Heating System? (for example: forced air, hot water or base board, radiator, steam heat): FORCED

50. If it is a centralized heating system, is it one zone or multiple zones?  
1 ZONE

162 [ ]

51. Age of furnace: APPROX 9 YEARS Date of last service:

52. List any areas of the house that are not heated: GARAGE

163 [ ] [ ] [ ]

53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?

164 [ ] [ ] [ ]

54. If tank is not in use, do you have a closure certificate?

165 [ ] [ ] [ ]

55. Are you aware of any problems with any items in this section? If "yes," explain:

166 [ ] [ ] [ ]

167 [ ] [ ] [ ]

168 [ ] [ ] [ ]

169 [ ] [ ] [ ]

170 [ ] [ ] [ ]

### WOODBURNING STOVE OR FIREPLACE

171 YES NO UNKNOWN

172 [ ] [ ] [ ]

173 [ ] [ ] [ ]

174 [ ] [ ] [ ]

175 [ ] [ ] [ ]

176 [ ] [ ] [ ]

177 [ ] [ ] [ ]

178 [ ] [ ] [ ]

179 [ ] [ ] [ ]

180 [ ] [ ] [ ]

56. Do you have a [ ] Wood Burning Stove [ ] Insert [ ] Other

56a. Is it presently usable?

57. If you have a fireplace, when was the flue last cleaned?

57a. Was the flue cleaned by a [ ] Professional [ ] Non-Professional

58. Have you obtained any required permits for any such item?

59. Are you aware of any problems with any of these items? If "yes," explain:

CEILING OF FIREPLACE MUSTED & DAMAGED IS IN NEED OF REPAIR.

### ELECTRICAL SYSTEM

181 YES NO UNKNOWN

182 [ ] [ ] [ ]

183 [ ] [ ] [ ]

184 [ ] [ ] [ ]

185 [ ] [ ] [ ]

186 [ ] [ ] [ ]

187 [ ] [ ] [ ]

188 [ ] [ ] [ ]

189 [ ] [ ] [ ]

190 [ ] [ ] [ ]

191 [ ] [ ] [ ]

192 [ ] [ ] [ ]

193 [ ] [ ] [ ]

194 [ ] [ ] [ ]

195 [ ] [ ] [ ]

196 [ ] [ ] [ ]

197 [ ] [ ] [ ]

198 [ ] [ ] [ ]

199 [ ] [ ] [ ]

200 [ ] [ ] [ ]

201 [ ] [ ] [ ]

202 [ ] [ ] [ ]

203 [ ] [ ] [ ]

60. What type of wiring is in this structure? [ ] Copper [X] Aluminum [ ] Other

61. What amp service does the property have? [ ] 60 [ ] 100 [X] 150 [ ] 200 [ ] Other

62. Does it have 240 volt service? Which are present?

[X] Circuit Breakers [ ] Fuses [ ] Both

63. Are you aware of any additions to the original service? If (yes) were the additions done by a licensed electrician? Name and Address:

SERVICE WAS UPGRADED TO 150 AMP BY CHET'S ELECTRIC.

63a. Are you aware of any alterations, additions, modifications, extensions or changes to the property's electrical wiring by any present or past owners? If "yes," explain:

SEE ABOVE # 63

63b. If the answer to 63 or 63a was "yes", were the proper building permits and approvals obtained?

64. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?

65. Explain any "yes" answers you give in this section:

WAS NOTED WITH EXPOSED WIRING AROUND THE REAR LIGHT FIXTURE OFF THE GARAGE.

### LAND (SOILS, DRAINAGE, AND BOUNDARIES)

204 YES NO UNKNOWN

205 [ ] [ ] [ ]

206 [ ] [ ] [ ]

207 [ ] [ ] [ ]

208 [ ] [ ] [ ]

209 [ ] [ ] [ ]

210 [ ] [ ] [ ]

66. Are you aware of any fill or expansive soil on the property?

67. Are you aware of any past or present mining operations in the area in which the property is located?

68. Is the property located in a flood hazard zone?

69. Are you aware of any drainage or flood problems affecting the property?



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

211 [ ] [ ] [ ]  
212 [ ] [ ] [ ]  
213 [ ] [ ] [ ]  
214 [ ] [ ] [ ]  
215 [ ] [ ] [ ]  
216 [ ] [ ] [ ]  
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219 [ ] [ ] [ ]  
220 [ ] [ ] [ ]  
221 [ ] [ ] [ ]  
222 [ ] [ ] [ ]  
223 [ ] [ ] [ ]

ENVIRONMENTAL HAZARDS

225 YES NO UNKNOWN  
226 [ ] [ ] [ ]  
227 [ ] [ ] [ ]  
228 [ ] [ ] [ ]  
229 [ ] [ ] [ ]  
230 [ ] [ ] [ ]  
231 [ ] [ ] [ ]  
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249 [ ] [ ] [ ]  
250 [ ] [ ] [ ]

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNER'S ASSOCIATION, CONDOMINIUMS, AND CO-OPS

253 YES NO UNKNOWN  
254 [ ] [ ] [ ]  
255 [ ] [ ] [ ]  
256 [ ] [ ] [ ]  
257 [ ] [ ] [ ]  
258 [ ] [ ] [ ]  
259 [ ] [ ] [ ]  
260 [ ] [ ] [ ]  
261 [ ] [ ] [ ]  
262 [ ] [ ] [ ]  
263 [ ] [ ] [ ]

70. Are there any areas on the property which are designated as protected wetlands?
71. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
72. Are there any water retention basins on the property or adjacent properties?
73. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian Claim or lease grant)? Explain: \_\_\_\_\_
74. Are you aware of any shared or common areas (for example: driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
75. Explain any "yes" answers you give in this section: \_\_\_\_\_
76. Do you have a survey of the property? \_\_\_\_\_
77. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
- 77a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain: \_\_\_\_\_
78. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain: \_\_\_\_\_
79. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).
80. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach a copy of each test report if available).
81. If "yes" to any of the above, explain: \_\_\_\_\_
- 81a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: \_\_\_\_\_
82. Is the property in a designated Airport Safety Zone?
83. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
84. Is the property part of a condominium or other common interest ownership plan?
- 84a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
85. As the owner of the property, are you required to belong to a condominium association or homeowner's association, or other similar organization as property owners?







## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

318 If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

319 YES NO

320 ☐ ☒

321 ☐ ☒

322 ☐ ☒

323 ☐ ☒

324 ☐ ☒

325 ☐ ☒

326 ☐ ☒

98. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

99. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

100. Is radon remediation equipment now present in the property?

100a. If "yes," is such equipment in good working order?

### 327 MAJOR APPLIANCES AND OTHER ITEMS

328 The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if  
329 any, shall be included in the sale of the property. Which of the following items are present in the property? (For items that  
330 are not present, indicate "not applicable.")

331 YES NO UNKNOWN N/A

332 ☒ ☐ ☐ ☐

333 ☒ ☐ ☐ ☐

334 ☒ ☐ ☐ ☐

335 ☐ ☐ ☐ ☐

336 ☐ ☐ ☐ ☐

337 ☐ ☒ ☐ ☐

338 ☐ ☐ ☐ ☐

339 ☐ ☐ ☐ ☐

340 ☐ ☐ ☐ ☐

341 ☐ ☐ ☐ ☐

342 ☐ ☐ ☐ ☐

343 ☐ ☐ ☐ ☐

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359 ☐ ☐ ☐ ☐

360 ☐ ☐ ☐ ☐

361 ☐ ☐ ☐ ☐

362 ☐ ☐ ☐ ☐

363 ☐ ☒ ☐ ☐

364 ☐ ☒ ☐ ☐

365 ☐ ☒ ☐ ☐

366 ☐ ☒ ☐ ☐

367 ☐ ☒ ☐ ☐

368 ☐ ☒ ☐ ☐

369 ☐ ☒ ☐ ☐

101. Electric Garage Door Opener

101a. If "yes," are they reversible? Number of Transmitters: \_\_\_\_\_

102. Smoke Detectors

☒ Battery ☐ Electric ☐ Both How Many: 4

☒ Carbon Monoxide Detectors How Many: 1

Location: \_\_\_\_\_

103. With regard to the above items, are you aware that any item is not in working order?

103a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: \_\_\_\_\_

104. ☐ In-ground Pool ☐ Above-ground Pool ☐ Pool Heater ☐ Spa/Hot Tub

104a. Were proper permits and approvals obtained?

104b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

104c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

105. Indicate which of the following may be included in the sale?

(Indicate Y for yes, N for no.)

☐ Central Vacuum System

☒ Dishwasher

☒ Deyer

☒ Garbage Disposal

☐ In-Ground Sprinkler System

☐ Intercom

☐ Microwave Oven

☒ Range

☒ Refrigerator

☒ Security System

☒ Trash Compactor

☐ Washer

☐ Other: \_\_\_\_\_

106. Of those that may be included, is each in working order? If "no," identify each item not in working order and explain the nature of the problem: \_\_\_\_\_


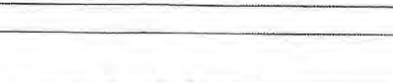
GARBAGE DISPOSAL WORKS - JUST  
HAS DAMAGED RUBBER ON TOP  
AT SINK OPENING



# **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**

## **ACKNOWLEDGEMENT OF SELLER**

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of the Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

			
SELLER	Steven DeVincet	DATE	2/28/18
SELLER		DATE	

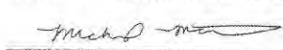

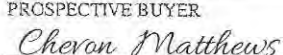

## **EXECUTOR, ADMINISTRATOR, TRUSTEE**

(If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE	DATE
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## **RECEIPT AND ACKNOWLEDGEMENT BY PROSPECTIVE BUYER**

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is the Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as required by a licensed home inspector.

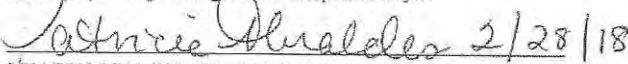
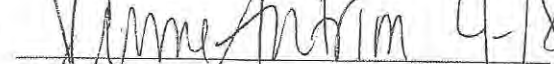
		05:20 PM GMT	
PROSPECTIVE BUYER		DATE	
		04/19/2018 01:07 AM GMT	
PROSPECTIVE BUYER		DATE	

## **ACKNOWLEDGEMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller.

The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

	
SELLER'S REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON	PROSPECTIVE BUYER'S REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON
Patricia Abraides	

## **ACKNOWLEDGEMENT OF THE MANAGER OF WEICHERT, REALTORS® REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

The undersigned Sales Manager of the Weichert, Realtors® broker(s) or agent(s) representing the seller in this transaction has reviewed the Seller's Property Condition Disclosure Statement. The undersigned Sales Manager has not inspected the property nor does the Sales Manager make any independent representation about the condition of the property herein.

WEICHERT, REALTORS® SALES MANAGER	DATE
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